Vol. I

One Co-operative Apartment Remaining For Sale

Seven rooms and three baths in the high class fireproof

237 West 74th St.

AN OPPORTUNITY TO PARTICIPATE IN A TEN-NT-OWNERSHIP PLAN, WITH A COMPANY ESTAB-LISHED AND OPERATING SINCE AUGUST, 1920.

This desirable apartment will show a generous return as an investment, or a big saving in rental if purchaser makes it his home.

Representative on the premises Sunday, 2 to 5 P. M., and all day

APARTMENTS — UNFURNISHED. | APARTMENTS — UNFURNISHED Above 14th St. to 59th St. (Inclusive). East River to North R.ver.

BACHELOR CHAMBERS WITH HOTEL SERVICE

2, 3, 4 ROOMS, FURNISHED OR UNFURNISHED.

LOW RATES FOR SUMMER RENTED BY MONTH. This most unique and home-like residence for business men in the vicinity of Times Square, large, shaded court, cooling and restful, helps to make this an ideal summer home.

WESTOVER COURT R. N. Hickman, Mgr. 210 West 44th St.

10TH ST., 31 WEST,

36 Central Park South NEW YORK'S MOST

EXCLUSIVE SECTION

2-3-4-5 Rooms & Bath

HUBERTH & HUBERTH

2 Columbus Circle

Above 59th St .- 5th Av. to East River.

19 East 64th St.

In the very centre of the

NEW APARTMENTS

DUPLEX STUDIO

8 rooms, spacious balcony, 3 baths, opens fireplace, 2 perches; all modern improvements; rent \$9,000.

940 PARK AVE.

Corner 81st St.

Modern threproof apartments roady for occupancy; 6 rooms, 2 baths, \$3,000; 7 rooms, 2 baths, \$3,000; 7 rooms, 2 baths, \$3,000, one left; 3 rooms, bath, one left; 4 rooms, bath, one left, \$2,000. All housekeeping apartments.

Apply for Rental on Premises.

829 PARK AVE.

7 Room Simplex

8 Room Duplex

122 EAST 82D ST.

Modern Fireproof Apartment
Building
Apartments of
5, 6 & 7 ROOMS

Possession Now or October 1st.

Apply on premises or

N. A. BERWIN & CO., 103 Park Av

Gramont

215 WEST 98TH ST. N. E. COR. BROADWAY

OCCUPANCY OCTOBER 187

Gramont Annex

Alameda

255 WEST 84TH ST. W. COR. BROADWAY

Apartment Rental \$4,800. OCCUPANCY OCTOBER 1ST

The Rexford

230 WEST 79TH ST. E. COR. BROADWAY

Soms. 2 baths, Rental \$3, Immediate Occupancy, 6 rooms, 3 baths, \$3,500, OCCUPANCY JULY 1ST

Inquire on Premises,

or Tel. Lenox 9000

and the second s

THE HILLCREST

430 W. 116TH Bet. Anut. Av. &

IDEAL

9 Room Apartment

884 WEST END AV.

ite Columbia College Grounds, on East of Broadway Subway Station

\$7,500 per annum

Rentals \$2,400 to

electricity, \$2,400. Superintendent or

BUSINESS PLACES TO LET. Above 59th St .- 5th Av. to North River.

Entire Building To Lease 41-43 West 63d St.

Few Doors East of B'way

Suitable for Automobile trade Service Station or Supplies. A three-story building, 50x100, equipped with large electric elevator, steam heat and elec-

Immediate Possession

MEHRBACH

Above 59th St .- 5th Av. to East River.

411, 413 E. 107TH ST. Two lofts, each fox100; steam, elevator, good light; plenty help in neighborhood for manufacturing. Apply premises or WM. MAAS, 115 University place. Stuyvesant

Ex-Saloon The Av. Sab. Sta. Modern cor. bldg.

GARAGE LEASE Long Term of Years. Fine section BRONN: 33,000 SQ.
FT. 2 stories; good business
NOW. Rent 60 cts. gross per
sq. ft. Cash required \$10,000.
G. MONTAGUE MABIE, AGENT

Berough of Brooklyn.

PART OF 50,000 Sq. Ft. It. frontage on Fulton St. 75 ft. on side street. 600 ft. from A. & S. Dept. Store Exceptionally Low Rental. Long Term if Desired. HARVEY B. NEWINS, Esq., 522 5th Ave., N. Y. C. Phone Vanderbilt 2062-8-4-5.

Lofts To Let-Mt. Vernon, N. Y. 10,000 sq. feet; convenient location; electric light; steam heat; one block to railroad station, long lease; no labor troubles; reasonable rent. N. E. VAII. & CO., INC., room 610, First National Bank Building, Mount Vernon, N. V.

APARTMENTS FURNISHED.

Home Comforts With HotelAdvantages

Attractively furnished 2 and 3 room apartments with all the accommodations of a high class hotel and the exclusiveness of

Quiet, yet very conveniently

Unsurpassed cuisine at moderate rates, with meals served in your own apartment, if desired. Careful restrictions, insuring

HOTEL SCHUYLER

THE GROSVENOR

5th Ave. & 10th St. To Sublet Furnished Apartments of 2 and 4 Rooms To October 1.

Yearly leases now being made from October 1. MY FURNISHED APARTMENT

Living room, hedroom, bitchen and bath room, on Washington Heights; very light and siry; will rent to couple for ten weeks June 28 to Reptember 6; no children. Size Phone 5027 Cortiand, between 12 and

APARTMENTS - UNFURNISHED.

From Battery to 14th St., Inclusive. 12TH STREET, NEAR 5TH AVE.

Above 59th St.-5th Av. to North River. | Above 59th St.-5th Av. to North River.

Community Life

A New Idea For

New York Tenants

Jackson Heights a Model for New

GARDEN APARTMENTS in New York City may sound a bit fanciful, but they exist in reality. It is a new idea which has been put into practical working form at Jackson Heights, where these apartments have been built, in a highly restricted neighborhood, within a twenty-minute subway ride from Forty-second Street, Manhattan, and with a single fare to all subway stations in New York City.

There are two striking features of the

Manhattan, and with a single fare to all subway stations in New York City.

There are two striking scatures of the Jackson Heights Garden Apartments, which differentiate them from all others. First, the unique physical plans of the buildings, permitting the windows in every room to face either on the parked streets in front, or on the attractive gardens in the rear. Each building occupies only about 35 % of the area of the plot on which it is built (70 % is the average in Manhattan). Second, the community life and spirit softened and sustained by the occupants themselves puts a new idea into the whole scheme of apartment life.

Facilities for wholesome out-door recreation and amusement have been provided, consisting of tennis courts, playgrounds for children, bowling alleys, handball courts, athletic field, as well as a nine-hole golf course, which is now being enlarged. In addition there are community gardens for each resident.

Jackson Heights, the garden apart-

are community gardens for each resident.

Jackson Heights, the garden apartment house section of New York City, built by the Queensboro Corporation, is known as a "community of neighbors," and has attracted the attention of builders all over the United States. It has been accepted as a model for other high-class developments.

Jackson Heights is not the result solely of the desire of the owners to get the most out of 'their investment, but of careful thought to make it an ideal community which would attract those who sought not only a home, but social and other advantages which go to make life worth while.

New Apartments

JUST COMPLETED

192d St. at University Ave.

Couple short blocks from Jerome Ave. Lexington Ave. Subway and "L" station at Fordham road and Kingsbridge road. Also convenient to crosstown & other cars.

An exclusive residential neighborhood.

3, 4, 5 & 6

Very Large Rooms,

Foyer and Bath

Rents Very Moderate

Home Seekers' News

New York, June 4, 1921

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PO MACE

APARTMENTS - UNFURNISHED. APARTMENTS - UNFURNISHED. APARTMENTS - UNFURNISHED. APARTMENTS - UNFURNISHED. APARTMENTS - UNFURNISHED.

Borough of Bronx-Sale or fient

CITY REAL ESTATE.

CHOICE prominent corner, West Bronx, con-taining 8 lots with 11 room residence; all improvements, large lawns, gardens, &c. price \$85,000, free and clear; liberal terms

price \$65,000. free and clear; liberal terms; possession.

DERSCHUCH & CO., 28 Cortlandt St.

CORNER, Bedford Park section; over 9 lote with 14 room residence; asking \$45,000; might lease.

FOR SALE.

Six story building, East Bronx; never been sold; must be disposed of to dissolve corporation; good terms; will consider part trade; brokers protected. RETZEER, 141 Broadway.

FOR HAM AND WEST BRONX.

One and two family houses; apartment houses, building lots; several exceptional bargains; will build houses to suit. T. H., KELLEY, 158 E. 188th st. Fordham 10123, HOUSE, all improvements, 7 large rooms, HOUSE, all improvements, 7 large rooms, bath, attic; hot water heat; \$6000. 85 Alexander av., McLean Heights, Yonkers.

ander av., McLean Heights, Yonkers.

LOTS, extra choice, extra deep; beautiful
Sedgwick av. Kingsbridge rd., Claffin,
Webb, University avs.; also Princeton av,
near Washington Bridge; reasonable,
OWNER, Sedgwick av., corner 197th st.
Kingsbridge 3633.

MUST seil my one family, regardless of
price; need cash; good condition; no
agents. P 1508 Herald, Bronx.

MODERN 9 room corner house with 2 car
garage, 30x100; price \$15,000; mortgages
\$10,000. DERSHUCH CO., 26 Cortlandt st.
SEDGWICK AV., corner 197th st., band-SEDGWICK AV., corner 197th st., band-somest new 2 family stucce house West Bronx; 13 rooms; every improvement; beau-tiful view; beautiful neighborhood; 2 garages; 35,500; mortgage \$15,000; special inducement quick buyer. OWNER, on prem-les.

DEBOIS, 251 West 34th.

SEVERAL FINE LOTS FOR SALE ON 231st
Near Barnes av.: price \$1,230 each.

OWNER, 912 Grand Concourse.

Pione Melrose 1203

SUBURBAN house, new, 9 rooms, up to date:
'fax exempt: high elevation; \$12,500; \$3,000
cash. 3212 Eastchester rd. Gunhill Station,
B. & R. R.

BUSINESS centre; busy section; 4 story brick building; two large stores; six apartments; good location for any business; no lease; right price; terms easy.

MOE & CO., 3d av., 56th st., Brooklyn.

BAY RIDGE—Attractive two family apestry brick; front porchaes, parquet throughout, electricity; floor vacant; subway station on corner; price \$13,500. OWNER, 430 77th st. DERSCHUCH & CO., 26 Cortlandt St.

DEAN ST., Kingston av.—Private dwelling; 13 rooms, tiled bathrooms, parquet floors, dumbwaiter, butler's pantry; everything modern; immediate possession; sale or rent, Dr. KRAUSS, Chiropractor, 112 West 44th st. Bryant 4187. EAST 13TH ST., 1858.—One family frame, eight rooms, bath; electric, hot water heat; extra building plot; bargain.

FOR QUICK CASH SALE
will dispose of plot 50x100, McDougal st.,
near Rockaway av., suitable for tenement,
garage or picture house: price \$4,000. Address REALTY, 189 Banker st., Brooklyn,

HOUSE for sale, two family semi-attached first class condition; separate entrance to each floor, two porches, two furnaces; all improvements; garage space and driveway; improvements; garago space and driveway windows in every room; price \$0,500 HASTED, 1268 88th st., Brooklyn. HENRY S. MOTT CO., city, country real estate, 285 Flatbush av., Brooklyn. Ster-ling 4838.

Bushwick Parkway.—Exceptionally well built and excellent location, 2 family, having 12 large, spacious rooms, electricity, beautiful fixtures, parity parquet, steam heat; wonderful proposition for doctor or professional man; can be used either for 1 or 2 families; lower part now vacant; cash required \$8,000. MILLER, 1201 Bushwick av., or make appointment, Phone Bushwick 1834. 1834. LINDEN AV., parkėd; excellent location; 52d st. near Church and Utica avs.; 40x 100, \$3,500. Box 13, Roseville, Newark, N. J.

MANHATTAN BEACH—Hastings st., fine neighborhood, restricted, 60x100, \$5,000; easy terms. Box 13, Roseville, Newark, N. J.

easy terms. Box 13, Roseville, Newark, N. J.
TWO family tapestry brick dwelling; double
garage; 14 rooms, handsomely furnished;
new; one block subway; select location; ne
taxes; easy terms; owner going abroad.
West End train, 1071 77th.
TWO family detached, suitable for three
family; 17 rooms; latest improvements;
\$15,000, 1368 East 14th st., Brooklyn. One
block from Elm av. Brighton subway.

TWO family frame, on Sherman st., near Prospect Park; one floor vacant now; price \$7,500; terms cash; no brokers. Telephone J. H. WHISTLEH, Bowling Green 7730. TWO family house, 13 rooms, 2 baths, for sale; \$8,009, \$2,000 cash; required. S. MAIM, 2 Rector st. Rector 554.

TOTH ST.. South, between 14th and 15th ava.. four two family houses; garage with each house; nevit built, Apply on premises, ROSANELLI. Phone South 3417.

ROSANELLI. Phone South 3417.

\$20,000 HOUSE EELLING \$47,000.
79th at, between Bay Parkway and 21st av. high class one family detached stucce houses, 7 and 8 rooms, epclosed porch, garage; all modern improvements; tax exempt; easy terms. OWNER, on premises.

Borough of Queens-Sale or Rent.

BUNGALOW house, Jamaica Caka: five rooms, bath; in process of construction. For particulars write G. BECKEER, General P. O., Jamaica, L. I.

FACING Manhasset Bay, charming 12 room manor house, modern improvements; 2 acres landscape ground, garage; \$40,000, terms; 2 years lesse, \$3,000 yearly, CUNNINGHAM, Woodside, corner Burroughs av., Winfield Fisk station.

FOREST HILLS.

10 room house; large plot; \$20,000. W. C. REEVES & CO., 119 Lexington av., New York.

York.

FORRIST HILLS.—10 room house large plot: \$20,000. W. C. REIEVES & CO., 119 Lexington av., New York.

JAMAICA HILL section, near park, house 10 rooms, 2 baths, electricity, gas, convenient schools, churches, atores; terms easy; price reasonable. Phone Jamaica 747.

KEW GARDENS—Beautiful three story residence, complete, modern, perfect condition.

MANHATTAN BEACH—New detached house, 8 rooms, 2 baths, overlooking ocean, enclosed porch, steam heat, parquet floors, tiled klichen and bath; for rent unfurnished, \$2,000 annually, or seli on easy terms.

SWEENEY, 200 BROADWAY, N. Y. Phone 0770 Cortlandt, Coney Isl. 2142.

\$5,000 cash will buy fine rooming house west of Broadway, 13 rooms, 4 baths, steam heat, electricity, parquet; reduced price: possession. HOUGHTON COMPANY, 174 West 72d st. Tel. Columbus 280.

way, N. Y. C.

ASKING \$12,000, twelve room dwellfig, parquet floor, filled bathroom; purchaser guaranteed immediate possession. HUSTON, \$17 W. 145th.

BARGAIN—6 story modern elevator apartment, near 145th st. and Broadway; size 100x100; rent \$33,000; \$30,000 cash; price less than six times the rent, which is low. JOHN R. DAVIDSON, 100d st. and Columbus av.

BUILDER'S Opportunity-Piot 100x100, south of 145th et., near Riverside Drive; price \$80,000; mortgage \$37,000; owner will sub-ordinate equity. SAMUEL H. MARTIN, 1974 Broadway.

resiment of section of the property of the pro TEN ROOMS, 2 baths, electric; price \$13,000; casy terms; near Broadway and 157th st. PARTRIDGE, 3807 Broadway. \$16,000 Three story 10 room dwelling; close to Drive; sectric lights, parquet floors W D MORGAN, 3373 Broadway (147th st.)

How \$1.500 Tenants Can Save About \$960 Per Annum

And Buy a Garden Apartment at Jackson Heights in Six Years

IF a 5-room apartment in Manhattan, or Brooklyn, rents for \$125 a month, a tenant pays in rent. in one year, \$1.500; in six years, \$9.000. At the end of six years, the tenant has a nice little collection of rent receipts—the landlord has the tenants \$9.000, and all the profits.

To purchase—not rent—a modern, 5-room Garden Apartment at Jackson Heights requires only a moderate "down" payment, and a monthly payment, thereafter, of \$724.

It is estimated that the pro rata cost of operating the building, based on experience, will be not more than \$40 per month, per tenant-owner. The balance, of \$79 per month, is placed to the credit of the purchaser of the apartment, who, therefore, each month saves approximately \$79 out of each \$124 payment.

of the purchaser of the apartment, who, therefore, each month saves approximately \$79 out of each \$1.24 payment.

These monthly savings, plus the initial cash payment, payfor the tenant-owner's equity shares (\$6.500) in the building in 6-years.

Which is the better plan? \$1.25 per month to a landlord, or an estimated saving of \$79 per month?

Under the Jackson Heights plan of apartment ownership, four room suites can be purchased at a cost of approximately \$100 per month, and six room apartments for \$150 a month. This range of prices brings these apartments well within the limit of families now paying a rental of \$100 to \$150 per month.

A glance at the floor plan printed in

paying a rental of \$100 to \$150 per month.

A glance at the floor plan printed in another column of this issue of the Home Seekers' News, denotes the amount of attention given to the planning of these apartments, with the result that there is plenty of sunlight and air in every room and a grouping of fooms almost as ideal as architectural knowledge and experience could conceive of. This apartment is only one of those we have for sale. Other four, five or six room apartments offer a wide range of choice as regards floor plan, location and price; in short, the requirements of almost any family can be met at Jackson Heights.

VISIT Jackson Heights TO-DAY Local Office Open Until 8 P. M.

PARKED STREET

New 4, 5 and 6 Room Apartments Every Room an Outside Room" "Sunshine in Every Room" "Tax Exemption For 10 Years"

A few ready for occupancy now; others completed be-fore October 1st. Secure your "GARDEN" Apartment at once.

To visit Jackson Heights, take Subway to Grand Central, transfer to QUEENS-BORO SUBWAY (Corona Line) to 25th St. Station. (Office opposite Station). 22 MINUTES FROM 42nd STREET

WEAVER, 43 W. 95th.

REAL bargain in newly altered bachelor apartments, 24 rooms, 10 baths (1, 2 and 3 room apartments); trully improved; fine condition; price \$60,000, free and clear; will take back two-thirds; rental now about \$9,600; after October, 1921, over \$10,000. HOUGHTON COMPANY, 174 W. 72d st. Phone Columbus 290.

TO CLOSE ESTATE.

Seventh av., corner, elevator apartments, 100x100, 6 story, 5 stores; rent \$45,000; price \$205,000; free and clear; 20 per cent. cash, balance 10 year mortgage.

TORTER & CO., 150 W. 125th st.

632 Lexington av., adjoining 54th st.—3 stery and basement; possession 60 days. PEASE-ELLIMAN, 340 Madison av.

56 East 55th st.—Four story, with four story extension; attractive price; seen on Thurs-day afternoons, JOSEPH ABRAMSON, 46 West 46th st. Bryant 4094.

33 East 24th St. Key to 4th av. corner, 20x 49.8. H. M. ANDERSON, 220 Broadway. Above 59th St.-5th Av. to East River.

SELECT list of East Side dwellings for sale, J. A. CASSIDY, 206 Broadway. Tel.

sale, J. A. CASSIDY, 206 Broadway. Tel.
9942 Cortlandt.
THREE 4 story single flats, Lexington av.,
\$21,000 each; cash required \$4,000 each
LEMLE, 509 E. SSth st.

27 East 104th St.—Five story apartment
building, 23x100; rents \$4,500; price \$27,500, PEASE-ELLIMAN, 340 Madison av.

34 EAST SIST ST.—Five story restdence, large extension; immediate possession; attractive price to buyers; caretaker on premises. JOSEPH ABRAMSON, 46 West 40th st. bryant 4094.

Lio East 79th st.—Four story, large extension; immediate possession; attractive price
to buyer; carefaker on premises. JOSEPH
ABRAMSON, 46 W. 46th st. Bryant 4094.

Above 59th St .- 5th Av. to North River.

market." JOHN R. DAVIDSON, 103d st. and Columbus av.

ESTATE will sacrifice and sell for \$5,000 cash, 29 West 91st st., 4 story and basement, brownstone bay window front, 19 ft. bath extension, 16 rooms, 3 baths, electricity, modern plumbing, hardwood trim; seen only by appointment. HOUGHTON COMPANY, 174 West 72d st. Tel. Columbus 280.

FOR sale—4 story furnished room house on \$2d st., 13 rooms, 4 baths, electricity; price \$25,000 mortrage \$23,000, dus 1925; only \$2,000 cash required. M. H. GAILLARD, Hroadway and \$3d st.

FOLR story and bissement, lower W. 70s, 15 rooms, 4 baths, electric lights, parquet floors; cash required \$2,500, COUGHLAN & CLIBBY, 200 W. 72d.

IMMEDIATE POSSESSION.

121st st., Lenox and 7th avs., 5 story and basement, brownstone, 10 rooms, bath; terms to suit.

BHAW, FOCKWELL, & SANFORD,

ms to sult.

BHAW, ROCKWELL & SANFORD,

1 West 155th st.

MOVE, right in; house, furniture and going husiness: 4 story, 13 rooms, 5 haths, electricity; price \$32,000; only \$6,500 cash required. 7 year mortrage, M. H. GAILLARD, Broadway and \$3d st. A bargain; 70 feet on 17th st., near 3th av., with good building, price \$25,000; hitle cash. JOHN P. PELL CO., 202 W. 23d st. BUILDER S. OPPORTUNITY.

Four dwellings on avenue, near East 20th st. plot 67 feet front; desirable for alteration, plot 67 feet front; desirable for alteration, and the stronger of the control o

THREE story and basement, converted into 2 family house, 11 rooms, 2 baths; all improvements and conveniences, Apply L. W. MARKEL, 104 W. 120th st.

TO lease for term of years, building, West 72d st.; stores and apartments. WELL-JNG, 169 West 88th st. WEST END AV.—Corner, 4 story and base-ment, 23 feet front, 20 rooms, now vacant; cash required \$5,000. COUGHLAN & CLIS-EY, 200 W. 72d. BY, 200 W. 724.

WE have a number of West Side private dwellings to lease from \$200 and up. COUGHLAN & CLISBY, 200 W. 724.

BRICK stable building, 441 East 78th st., 25x100 feet; easy to convert into garage; 10,000; price \$14750; house now vacant net rental \$1,800; easy terms, W. H. SWAIN, 1787 Undercliff av., Broux.

861 WEST 117TH ST.-3 story and basemen 16.8x100; possession arranged. JOSEF! ABRAMSON, 46 West 46th st. Bryant 400

Hotel Esplanade

305 West End Avenue At Seventy-Fourth Street

Eight months of successful operation have served to demonstrate the soundness of the principles upon which The Esplanade was projected. Here is the first truly residential hotel, with neither transient nor seasonal guests, nor fur-nished apartments, nor hurly-burly; here is the very spirit of a permanent home, an atmosphere of tranquility induced by perfection of service in an environment of refinement.

Suites of one or more rooms, unfurnished, on lease, for immediate occupancy or from Oct. 1st.

As suggestive of effective appointments, several suites have been furnished for exhibition by H. F. Huber & Company

GEORGE E. DANIELS, Resident Manager Phone Columbus 7200

MARK RAFALSKY & COMPANY 21 EAST 40th STREET Telephone: Vanderbilt 2027

Broadway and 98th St.

Southwest Corner

Now open for inspection Ready for occupancy September 1st

A magnificent fireproof building embodying every known improvement, the last word in apartment house construction; every new idea of builder's art has been installed, private house rooms, abundance of closet space, 8 elevators, roof garden, ballroom, etc.

Suites of 4, 5, 6 & 7 Rooms \$2,300 to \$5,500

Agent on Premises Daily and Sunday or HARRY SCHIFF, Hotel Monterey, B'way & 94th St.

New Modern Fireproof Apartments

Just Completed. Now Leasing. IMMEDIATE POSSESSION.
SPLENDID LOCATIONS. REASONABLE RENTALS. 105 St. & Riverside Drive,

884 West End Avenue, N. E. Cor. 163d St. e block from subway state 6 AND 7 ROOMS

220 West 71st Street, Bet. B'way & West End Ave.

4, 5 & 6 ROOMS Large and Airy Rooms. Unique Features.

700 Riverside Drive, 2, 3 & 4 ROOMS

\$1,200 to \$2,000.

PATERNO BROS., Owners GOI W. 115TH STREET. PATERNO, PRES. TEL. 1114 MORNINGSIDE.

Above 50th St .- 5th Av. to North River. МЕДЕЛЕТЕТЕТЕТЕТЕТЕТЕТЕТЕТЕТЕТЕ 6&7Rooms

IMMEDIATE POSSESSION. All large exterior rooms MODERN HOUSE. Service that will please the most discriminating RENTS FROM \$1700.

SUPERINTENDENT ON PREMISES.

210 W. 107th St.

THE WENOIT 604 West 112th, between Broadway and Riverside Drive,

> **AXTON COURT** 622 West 141st. adjoining Riverside. 6 rooms, 2 baths, \$1,600.

NASSOIT & LANNING,

Near Drive. ROOMS, 2 BATHS, \$3,000.00. First Flo 10 Rooms, 3 Baths, \$4,500.00. POSSESSION, INQUIRE SUPT

541 W. 113th, Near B'way

350 WEST 88TH ST.

7 ROOMS, 2 BATHS, 111 West 68th St. 1-2 Rooms and Bath Berlin Renting Agency Corner 1824 3t

ELDORADO Central Park West, Cor. 91st St. APARTMENT HOTEL

1 TO 5 ROOMS Rent including maid service. Rental \$840 to \$4,500 exceptional spartment, overlook park, 5 all outside rooms, 2 baths. Inquire on Premises or SHARP & CO., 2489 Broadway

Washington Heights, Above 125th West of 8th Av. IMMEDIATE OCCUPANCY

CHAS. S. KOHLER, Inc.

Front on Jerome Av., Yonkers, Opposite Hillylew Reservoir. Trolley passes door. Ware Estate, 1955 B. Way, New York. New Building, Ready for Occupancy

Lex, and Jerome Av. Sub., 6th and 9th

vator apartments; beautiful home-like dwellings overlooking finest part of the Hudson and Pallaades. Every modern improvement. 720 WEST 170th ST 3-4-5 ROOMS

Can Own Home at Same Expense?

199th St. and Valentine Ave.

HERALD offers a real possibility of BARGAIN-Less than 4% times rents; 36% recovering your lost property.

BARGAIN-Less than 4% times rents; 36% recovering your lost property.

23d st. SMABUM, 170 Broadway.

HOUSE, 52d st.; owner saling Japan; price \$19,000. DUROSS, 180 West 14th.

Tennis Place BY STATION 7-4 12 W. Tel. Boule

Forest Hills Gardens, L. L.

GUTON I. C. EARLE, 358 5th Ave. Corner 34th St., N. Y. Telephone Fits Hoy 0821. MONEY TO LOAN AND WANTED

ON BOND AND MORTGAGE. 115 BROADWAY. PHONE RECTOR 2267.

SPECIAL FUNDS
for first and second mortgages
on properties Newark and vicinity.
PRANK Y. WILMOFT.
43 Broad st., Bloomfield, N. J. Phone 4131.

CITY REAL ESTATE. D. KEMPNER & SON, INC.
Real estate in all its branches.
522 6th av. Murray Hill 4015.
EARLE & CALHOUN, Real Estate,
212 West 72d st. Phone 5116 Columbi

PROPERTIES of the better class, SAMUSIL A. KELSEY, 229 West 137th st. THE GUIENSBORO CORPORATION, 50 East 424 st., cor. Madison 20. From Battery to 14th St., Inclusive

CAN BE BOUGHT right with possession, 4 story, 29 ft. building, vicinity of Wash-ington and Reade sts.; suitable for produce pusiness. BUSINESS BUILDING, box 1193 Herald, Harlem office. ERY, 23 Duane st. Worth 1488.

Pive story apariment dwelling, on Waverley place; all modern improvements; rents about \$4,400; all apariment leased to October 1.

118 Charlton st., three story and basement, brick, Colonial house; price \$8,750.

West 4th st., three story dwelling, 22x55; immediate possession; \$11,500.

PEPE, 40 WASHINGTON SQUARE.

REENWICH VILLAGE—Vacant dwelling: suitable alterations: price \$13,000. DU-1098, 155 West 14th. HOUSE, Van Ness Place, 12 fooms, bath; *\$17,800. DUROSS, 155 West 14th. WEST 12th at -Small 3 story and basement private dweiling: 12 rooms and bath; pos-session; will take \$10,000 on a quick sale; 2,500 cash. VAUGHN, 57 Greenwich av.; Ticlsea \$330. WASHINGTON ST., vicinity Canal; 35:80; with possession; price and terms right, DERSCHUCH & CO., 26 Cortland St. \$20,000 buys attractive 15 room house, near Washington square. L. B. FIELD, agent, 38 West 8th st.

O 513 Heraid.
BARGAIN-51st, 9th and 16th, two four story buildings, 41x100; price \$30,000, \$12,000 cach. ENGLISH, 1531 Broadway.

CITY REAL ESTATE.

Above 14th St. to 59th St. (Inclusive) East River to North River.

DOCTOR'S Opportunity!—Brownstone high stoop; facing Stuyvesant Park; 5 family; rent over \$6,000; rent free and good interest on investment for dector; possession any time. Box R. F., 10 Union sq. FIVE story triple cold water flat with stores; 3d av., vicinity 34th st; old rental over \$4,600; mortgage \$21,000; asking \$41,000; suitable terms.

DERSCHUCH & CO., 28 Cortlandt St.
HOUISE, 23d st. now yearlit excellent. DERSCHUCH & CO., 28 Cortlandt St.
HOUSE, 23d st. now vacant: excellent,
large; \$28,000. DUROSS, 155 West 14th.
LEASE, 21 YEARS, EAST 57TH ST., GOOD
OLD FOUR STORY HOUSE, SUITABLE
FOR BUSINESS, QUICK; \$4,500 YEAR NET.
E. H. PECK, care S. Osgood Fell & Co.,
17 W. 44th. Tel. Vanderbit 5610.
PRIVATE DWELLING, 228 W, 15th st.,
between 7th and 8th ava.—Three story,
basement and cellar; lot 24,9889.6: large
rooms, ample closets: excellent plumbing;
price reasonable for cash to close estate,
for inspection by appointment apply to C. L.
WESTCOTT, atty., 156 Broadway, New York
etty.

51ST ST., West, near 5th av.—Feur story with two story extension; excellent light; roof garden. OWNER, room 3052, 120 Broadway. Phone Rector 8813.

BONA FIDE sacrifice, modern 6 story tenement, stores, near public market; 50x70; \$27,500, cash \$5,500. TUOTI, 251 West 34th.

FOR SALE—One family house, 56 E. 128th st., 11 rooms, 2 baths; all modern improve-ments; open for inspection, 10-12 A. M., 5-7 P. M. IN THE SEVENTIES, between Park and 5th avm.; to close an estate, 5 story and basement, 25x85x102 feet; easily converted into bachelor spartments or private residence; no brokers. Call or write LAMONT McLOUGHLIN, attorney, 305 Broadway.

OGRNER 82D ST., AV. A. Bank mortgage \$0,500; rents \$2,260, OWNER, 810 Hunts Point av.

these masters ball in the city in fixfores, brass plumbing, immediate possession, this property can be bought right. HOUGHTON COMPANY, 174 W. 72d st. Columbus 280. COMPANY, 174 W. 72d st. Columbus 280. Columbus 280. Electric, parquet floors, to cless estate price \$16,000; parquet floors, to cless estate pr

CITY REAL ESTATE

Above 59th St .- 5th Av. to North River.

PRIVATE house, 10 rooms, bath; excellent condition electricity good rooming house; near Broadway; seen any day except Sunday. Apply BAILEY, 534 West 1424.
PRIVATE HOUSE for sale, 3 story and basement; all improvements. Owner, WEAVER, 43 W. 95th.

TO close estate will sell 4 story residence on 90th et. for \$27,000; mortgage \$25,000, 5 years; only \$2,00° cash required; house has 13 rooms, 2 baths. M. H. GAILLARD, 85d st. and Broadway.

73D ST.—QUALITY HOUSE, between Broadway and West End av. 14 rooms, five full baths, parquet; electricity, two furnaces; exceptional condition; \$45,000; cash \$15,000; no broke H. E. MURPHEY. 5 West 74th

Borough of Manhattan-Miscellaneous. ATTENTION!-ELEGANT INVESTMENTS.
Convenient to Broadway, 103d st.-Two
apartment bouses, 3 and 4 room apartments;
rents \$28,000; expenses \$10,000; price \$150,000.
Convenient to Columbia College-Business
corffer; apartment bouse, stores, 4 and 5
rooms; rents \$16,000; price \$98,000. Elevator apartment house; rents \$30,000; price
\$220,000.

Alignor road. Phone Richmond Hill 1920, 1930. The spartment house; rents \$30,000; price \$200,000. The spartment house; rents \$30,000; price \$200,000. The spartment house, and 5 rooms; cents \$51,000; suburban home, large corner plot; electife, steam; parquet floors; house excellent condition; built 1917; lawn, shrubs, rice \$280,000, bargains, large and small, allowed the bargains, large and small, allowed the spartment of the sp

your own home. Complete and efficient service relieving you of all servant worry. Leases at \$2,000 per year. 57 West 45th Street